

February 7, 2018

Ofik Keshishian
730 Ridge Drive
Glendale, CA 91206

&

Hayk Martirosian
Techna Land Co., Inc.
Attn: Hayk Martirosian
1545 North Verdugo Road, #2
Glendale, CA 91208

**RE: 708 EAST PALMER AVENUE
TENTATIVE TRACT MAP NO. 73049
SUBDIVISION – PTTMCP 1727975**

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on February 7, 2018, conducted a public hearing and **APPROVED WITH CONDITIONS**, your application for a tentative subdivision map filed showing a proposed development of land, in the "R-3050" - Moderate Density Residential Zone, described as Lots 6, Tract No. 4558, and located at **708 East Palmer Avenue (Tentative Tract Map No. 73049 - Subdivision – PTTMCP 1727975)**, for the purpose of creating a new two-unit residential condominium project, as recorded in the Office of the Recorder in the County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from CEQA review as a Class 3 (New Construction or Conversion of Small Structures) exemption, pursuant to State CEQA Guidelines Section 15303 because this development results in six or fewer units.

A copy of the adopted motion is enclosed.

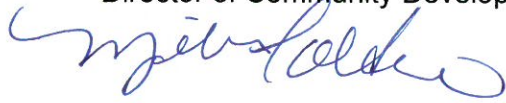
Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (FEBRUARY 20, 2018)**, following the date of the Planning Commission's action.

Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the ten (10)-day period, on or before **FEBRUARY 20, 2018**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

If you have any questions, please do not hesitate to call me at (818) 937-8181

Sincerely,

Phil Lanza fame
Director of Community Development Department



Milca Toledo
Senior Planner

MT:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner-Milca Toledo.

MOTION

Moved by Planning Commissioner Manoukian, seconded by Planning Commissioner Shahbazian, that upon consideration of Tentative Tract No. 73049, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 73049 is hereby exempt from CEQA review as a Class 3 exemption and approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.32 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the forty-one (41) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The density of the subject tract is 9.61 dwelling units per net acre, which is consistent with the moderate density residential standards of the Land Use Element. Palmer Avenue is classified as an Urban Collector Street. Urban Collectors are streets with adjacent land dominated by commercial, industrial, and/or multi-family residential uses. These streets take traffic from local streets and along the urban collector and distribute that traffic to the major/minor arterial street system. The street right-of-way width is 50 feet and consistent with the Circulation Element, which can adequately serve the project. The project is located in an acceptable noise level area for multi-family uses where the noise levels are between 60 and 70 CNEL. The development is consistent with the Housing Element because it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1) and the proposed project provides increased opportunities for home ownership (Goal 3), provides equal housing opportunities (Goal 5), and provides housing that is sensitive to environmental and social needs (Goal 6). The Recreation Element places the property in Recreation Planning Area No. 8, served by a 2.8 acre public park, Palmer Park, located approximately 170 feet west of the subject site. Much of the area is adjacent to Forest Lawn Cemetery, which provides valuable open space but no active recreational facilities. However, each unit has private patios, balconies and a roof deck which exceeds the minimum required private open space. No public park facility has been identified for this site. The Historic Preservation Element does not identify any historical sites in the project area and the site was previously undeveloped, so this project will have no impact on historic resources. The Seismic Safety and Safety Elements do not identify major hazards that could impact development in the subject area. The Open Space Element does not designate this site as open space so it is suitable for multi-family residential purposes.
- B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements cited in the preceding paragraph. No Specific Plans are applicable to the project site and its environment.
- C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Seismic Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project will be provided to the development in accordance with requirements of the Power and Water Division.

- D. The site is physically suitable for the proposed density. The project will provide for a density that is allowed under the existing R-3050 zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.
- E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. This development is exempt from environmental review according to the California Environmental Quality Act as Class 3 because this two-unit multi-family building is less than six units and is in an urbanized area.
- F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and prevent any serious health problems as a result of development of this condominium project.
- G. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site and all appropriate easements are shown on the map and provided for in the conditions of approval.
- H. The sanitary sewer system is adequate to accommodate new developments in this area, and discharge of waste into the system from this project will not violate water quality standards. This is ensured through building permit requirements and inspections and public works conditions of approval.
- I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.
- J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration because setbacks are provided to ensure adequate natural light and ventilation opportunities and the building will be built to Cal Green standards as part of the building permit process.

Public Works Department Requirements

- 1. A Tract Map shall be required. The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances to be paid in connection with the filing of the final map or to be paid prior to recording of final map shall be based on the fees which are in effect at such respective times. Survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
- 2. A grading/drainage plan for the Engineering Division's review and approval shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
- 3. The method of discharge of the onsite drainage shall be approved by the City Engineer:
 - a. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes and/or parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction and under separate permit.

4. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on Palmer Avenue, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works.
 - a. Remove and replace all broken curb, gutter, sidewalk and driveway aprons.
 - b. Construct the proposed driveway apron with a six-inch thick Portland Cement Concrete (PCC) pavement. The entire proposed driveway shall conform to Chapter 30.32.130 Glendale Municipal Code. Driveway profiles shall comply with Code.
 - c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping, and irrigation.
5. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the Director of Public Works.
6. The entire asphalt concrete roadway pavement and concrete alley within the vicinity of the property will be inspected after the complete of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvements repairs, up to the reconstruction for the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.
7. Separate permits are required for all work within the public-right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
8. The street improvements will be inspected by the City after the construction of the project. The applicant may then be required to effect further repairs up to the reconstruction of the asphaltic concrete pavement of the streets to the satisfaction of the Director of Public Works.
9. The applicant shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project to the satisfaction of the Director of Public Works.
10. The contractor shall not store trash bins, construction equipment, or construction vehicles (concrete truck, dump truck, etc.) on City's right-of-way (sidewalk, parkway, or street without first obtaining a "Street-Use" permit from the Public Works Engineering Division. Permit must be displayed at the job site.
11. Additional requirements may apply after the initial submittal of the final engineering plans for the building plan checking as required by and to the satisfaction of the Director of Public Works.
12. The applicant shall comply with the Construction and Demolition Waste Debris Diversion Program in compliance with Chapter 8.58 of the Glendale Municipal Code to the satisfaction of the Building Official and Director of Public Works.
13. That space shall be allocated for at least two 96 gallon cart containers for refuse. In the future, a 64 gallon container will be needed for organics service.

14. The applicant shall submit trash and recycling plans in compliance with Glendale Building Code 4101-4103 to the satisfaction of the Director of Public Works.

Building Division Requirements

15. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
16. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this Tentative Tract Map are complied with.
17. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
18. That additional or other building code requirements or specific code requirements may be required upon submittal of plans for building plans check and permit as required by the Glendale Municipal Code or other acts of law.

Planning Division Requirements

19. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
20. The project shall be designed to accommodate a maximum of two (2) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
21. All ground and roof-mounted equipment shall be fully screened from view.
22. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
23. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
24. Appropriate impact fees shall be paid prior to final map approval.
25. All electrical, communication, fire alarm, and television service shall be provided underground.
26. The gas meters shall be installed in a location to the satisfaction of the Director of Community Development.
27. That the applicant shall provide the following information in the CC & R's to the satisfaction of the Director of Community Development:
 - a. Each unit shall be assigned at least two and one half (2.5) spaces in a private, covered and enclosed parking garage(s).
 - b. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes and security gates..
 - c. Any changes to CC & R's will require the approval of the Director of Community Development.

GWP (Electric) Requirements

28. The development shall meet all clearance requirements from the existing overhead power lines at the rear property line as required by applicable codes (GO 95, GWP's Electrical Service Requirements) to the satisfaction of the Director of Water and Power.
29. The developer is responsible to pay the full cost to relocate the existing electric facilities required as a result of this project.
30. The developer is responsible to pay the full cost of providing electric service to the project.
31. The applicant shall comply with all requirements from the Glendale Water and Power (electric and water) to the satisfaction of the Director of Water and Power.

GWP (Water) Requirement

32. That the applicant is responsible for the cost of a water service or fire line installation in accordance with the water fee schedule and to the satisfaction of the Director of Water and Power.
33. That individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters installation and location must be approved by Glendale Water and Power and to the satisfaction of the Director of Water and Power.
34. Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee to the satisfaction of the Director of Water and Power.
35. Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
36. Fire Department approval/exemptions shall be obtained when determining if the existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as off-site water facility improvements necessary to provide fire flow as required by and to the satisfaction of the Glendale Fire Department.
37. That all water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.
38. That a complete set of plumbing plans and fire sprinkler plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water services and new fire line respectively.

Community Services and Parks Requirements

39. The project is subject to the appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation, and library facilities.

Miscellaneous Requirements

40. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
41. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this 7th day of February, 2018.

This motion shall take effect and be in force upon the tenth (10th) day after its passage.

VOTE

Ayes: Lee, Manoukian, Satoorian, Shahbazian, Astorian
Noes: None
Absent: None
Abstain: None